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# **Pre-Proposal Conference**

## **HOUSING PRIVATIZATION MARINE CORPS BASES CAMP PENDLETON & QUANTICO**

**N68711-03-RP-01M02**

**16 October 2002**



# Welcome

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- Opening Statements by Colonel Lee Farmer  
– Chief of Staff, MCB Camp Pendleton
- Introduction of NAVFAC and Marine Corps Representatives



# NAVFAC and Marine Corps Representatives

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- Scott Forrest – NAVFAC, Director, Special Venture Acquisition
- Tom Cole – Basile, Baumann, Prost & Associates (BBP)
- Maria Williams – EFD Southwest, PCO
- Morgan Rogers – EFD Southwest, Project Manager
- Major Craig McDonald –Camp Pendleton Housing
- CDR Jeff Hoel – MCB Quantico PWO



# Agenda

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- The Program
- The Project
- Acquisition Process
- Government Assets
- Questions & Answers
- Closing Remarks





# Program Background

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- FY96 Defense Authorization Act established the Military Housing Privatization Initiative (MHPI)
- The Act provides authorities that allow the DoD and the Services to work with the private sector to revitalize existing and build new military family housing in key areas, nationwide



# Program Objectives

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- Leverage private investment with Government participation to accomplish short and long-term development / revitalization objectives faster and at a lower cost to taxpayers
- Provide for the availability of well-located, safe, good-quality, energy efficient, well-managed, affordable housing for DON families, as needed, over the long-term
  - ♦ Zero out-of-pocket beyond Basic Allowance for Housing (BAH) for rent and normal utilities

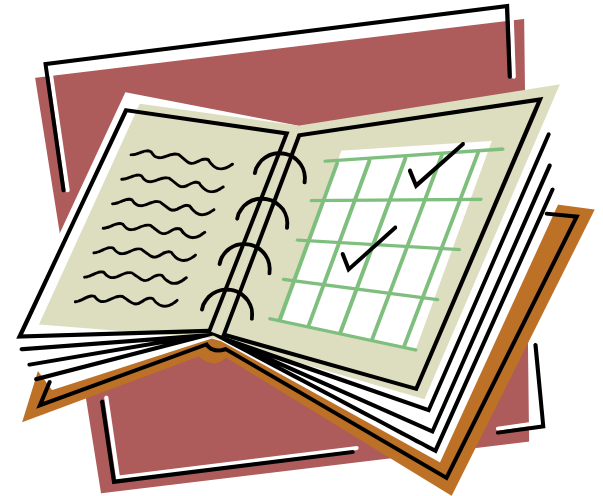


# Project Background

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- 43,000 permanent party military personnel in the Camp Pendleton/MCB Quantico regions
- Approximately 8,000 military families residing in DON housing
- 75% reside in private housing
- The supply of available units in the community that are both affordable and of suitable quality is limited resulting in a 2-24 month waiting list for DON family housing





# Project Development Scope

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- Privatize a total of 4,730 existing units and 1 mobile home park
  - ◆ 3,316 units at MCB Camp Pendleton and Coleville HC/MCMWTC Bridgeport
  - ◆ 1,414 units at MCB Quantico and 1 mobile home park with 60 pads
- Eliminate \$102.2 renovation backlog on existing units
- Demo/Replace 2,232 existing units that are beyond their useful life
- Construct 150 new (deficit reduction) units at Camp Pendleton
- Includes renovation, replacement, demolition, and/or sale of existing historical units at MCB Quantico







# Key Project Features

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- DON intends to become an equity partner in a public-private partnership
- Transfer of DON assets included in Project Development Scope via nominal consideration long-term lease
- DON contribution of up to \$71.0 million
- Preferential rents for military families for 50 years



# Key Project Features

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- Short-term renovations and long-term revitalization budgets established for the purposes of this acquisition
- Participation in key decisions of importance over the term of the agreement
- Flexibility to address changing market conditions

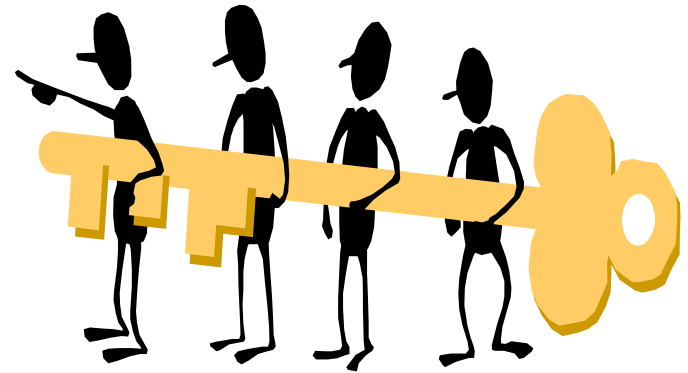


# Key Project Features

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- Allocation of liability, risk and return
- Incentive fee structures
- Adequate safeguards and protections
- Protection of asset value
- Project dollars remain in the project





# Acquisition Process

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- Non-FAR Acquisition
- Step 1 RFQ – Statement of Qualifications
  - ◆ Not more than 4 best qualified offerors invited to participate in Step 2
- Step 2 RFP - Technical and Financial Proposals
  - ◆ Oral presentations
  - ◆ Offeror providing best value designated for exclusive negotiations



# Acquisition Process

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- Certain rights reserved by the DON
  - ◆ Exclusive negotiations may be terminated and initiated with another offeror
  - ◆ Final terms and conditions may differ from original proposed
  - ◆ Option to privatize additional DON-owned family housing at Camp Pendleton and/or other areas





# Acquisition Process

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## Step 1 RFQ

- Interested parties submit Statement of Qualifications
  - ♦ Vision Statement describing overall project concept and approach to long-term operations and management
  - ♦ Statement of the formation of the entity for the development, operation management and maintenance of the proposed project
  - ♦ Company/team's qualifications, experience and past performance with projects of similar nature, scope, and scale
    - Development
    - Operations and Management
    - Key Project Participants
  - ♦ Financial capability to carry out project as proposed



# Acquisition Process

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## Step 2 RFP

- Qualified developers/teams submit detailed technical and financial proposals

### Technical

- ♦ Program statement for New/Replacement Construction and Short/Long Term Renovations
- ♦ Details
  - Conceptual Site Plans
  - Conceptual Design Plans
  - Operating, Management and Maintenance Plan for the project over the long-term
  - Completion Schedule for key events



# Acquisition Process

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## Step 2 RFP - Continued

### Financial

- ♦ Statement of Project Ownership: organizational structure; identifying principals; and nature, extent, liability, and interest of each
- ♦ Development budget describing all costs associated with new and replacement units as well as short-term renovations
- ♦ Description of all income and operating expenses of the project for the term of the agreement
- ♦ Sources and Uses of funds
- ♦ Distribution of net cash flow for the term of the agreement





# Acquisition Schedule

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Solicitation Issued	02 Oct 02
Pre-Proposal Conference	16 Oct 02
Camp Pendleton Site Visit	16 Oct 02
Coleville/Bridgeport Site Visit	17 Oct 02
Quantico Site Visit	21 Oct 02
SOQ's Due	04 Nov 02
Issue Invitations for Step 2	25 Nov 02
Proposals Due	24 Jan 03
Oral Presentations	<i>TBD</i>
Select Offeror for Exclusive Negotiations	<i>Mar 03</i>
Execute Operating Agreement	<i>Sep 03</i>



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# MARINE CORPS BASE CAMP PENDLETON OVERVIEW



# ABOUT CAMP PENDLETON

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**CUSTOMERS:** Includes I MEF commanded by Lieutenant General and major elements of Marine Division, Aircraft Wing and Combat Service Support Group all commanded by general officers. Over 50 commands at battalion / squadron level. Tenant commands include a full hospital, air station, assault craft unit and numerous support and training commands.

**COMMAND:** Commanding General, MCB is a Major General responsible for all base activities and functions.

**HOUSING:** Over 6,800 units total. Managed by staff of approx 150 military and civilian. Housing occupancy approx 85%.

**IMPORTANCE OF QUALITY HOUSING MUST BE EMPHASIZED. LOCATION IS GREAT BUT FREQUENCY OF DEPLOYMENTS FOR OPERATIONS AND TRAINING MAKE FAMILY SECURITY A KEY FACTOR IN THE MIND OF THE MARINE THEY PREPARE FOR EXTENDED PERIODS OF ABSENCE.**



# MCB Camp Pendleton Wire Mountain I

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**Total Housing Units: 352**

**Built: 1954**

**Last Renovated: 1985/86**

**Grade: Enlisted E1 – E5**

**Size: 2 / 3 / 4 Bedrooms**



# MCB Camp Pendleton Wire Mountain II

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**Total Housing Units: 458**

**Built: 1954**

**Last Renovated: 1985 / 86**

**Grade: Enlisted E4 – E9**

**Size: 2 / 3 / 4 Bedrooms**





# MCB Camp Pendleton Wire Mountain III

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**Total Housing Units: 170**

**Built: 1964**

**Last Renovated: 1995 / 96**

**Grade: Enlisted E6 – E9**

**Size: 3 / 4 Bedrooms**



# MCB Camp Pendleton Forster Hills

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**Total Housing Units: 100**

**Built: 1975**

**Last Renovated: 2000**

**Grade: Enlisted E6 – E9**

**Size: 3 Bedrooms**



# MCB Camp Pendleton South Mesa I

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**Total Housing Units: 474**

**Built: 1975**

**Last Renovated: NA**

**Grade: Enlisted E6 – E9**

**Size: 2 - 3 Bedrooms**





# MCB Camp Pendleton South Mesa II

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**Total Housing Units: 104**

**Built: 1985**

**Last Renovated: NA**

**Grade: Enlisted E4 – E5**

**Size: 2 Bedrooms**



# MCB Camp Pendleton Serra Mesa

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**Total Housing Units: 632**

**Built: 1986 / 87**

**Last Renovated: NA**

**Grade: Enlisted E1 – E3**

**Size: 1 - 2 Bedrooms**



# MCB Camp Pendleton Del Mar I and II

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**Total Housing Units: 178**

**Built: 1964**

**Last Renovated: 1987 / 88**



**Grade: Officer W1 – O3**

**Size: 3 –4 Bedrooms**





# MCB Camp Pendleton Del Mar III

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**Total Housing Units: 50**

**Built: 1993**

**Last Renovated: NA**

**Grade: Officer O4 – O6**

**Size: 3 - 4 Bedrooms**



# MCB Camp Pendleton O'Neill Heights

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**Total Housing Units: 218**

**Built: 1974**

**Last Renovated: NA**

**Grade: Officer W1 - 05**

**Size: 2 / 3 / 4 Bedrooms**



# MCB Camp Pendleton O'Neill Heights - East

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**Total Housing Units: 30**

**Built: 1987**

**Last Renovated: NA**

**Grade: Officer W1 - 03**

**Size: 2 - 3 Bedrooms**





# MCB Camp Pendleton San Luis Rey

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**Total Housing Units: 102**

**Built: 1975**

**Last Renovated: NA**

**Grade: Officer 04 - 06**

**Size: 3 / 4 Bedrooms**



# MCB Camp Pendleton General Officer Quarters

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**Total Housing Units: 5**



**Grade: General 07-08**

**Size: 4 Bedrooms**





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# MARINE CORPS MOUNTAIN WARFARE TRAINING CENTER (MCMWTC) / COLEVILLE HOUSING COMPLEX (HC) OVERVIEW



# ABOUT MCMWTC

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**MISSION:** To prepare Marines and Sailors, provide deployment support, assist in doctrine development, and facilitate equipment testing in support of warfighting in a mountainous / cold weather environment.

**CUSTOMERS:** Units at usually battalion and company level and individuals who attend variety of cold weather and mountain training courses. Instructors have long hours and unique challenges.

**COMMANDS:** Single command under Marine Colonel. Family Housing is administered under auspice of MCB Camp Pendleton

**STAFF:** 294 Military and Civilian. Housing Occupancy approx 85%.

**IMPORTANCE OF COMMUNITY CANNOT BE OVEREMPHASIZED.  
LOCATION IS REMOTE AND KEY TO QUALITY OF LIFE IS  
DIRECTLY RELATED TO QUALITY OF HOUSING AND  
COMMUNITY SUPPORT.**



# Coleville/MCMWTC Bridgeport Time –Distance Factor

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Miles: 25  
Driving Time: 40 Mins

**Coleville Housing  
Area**

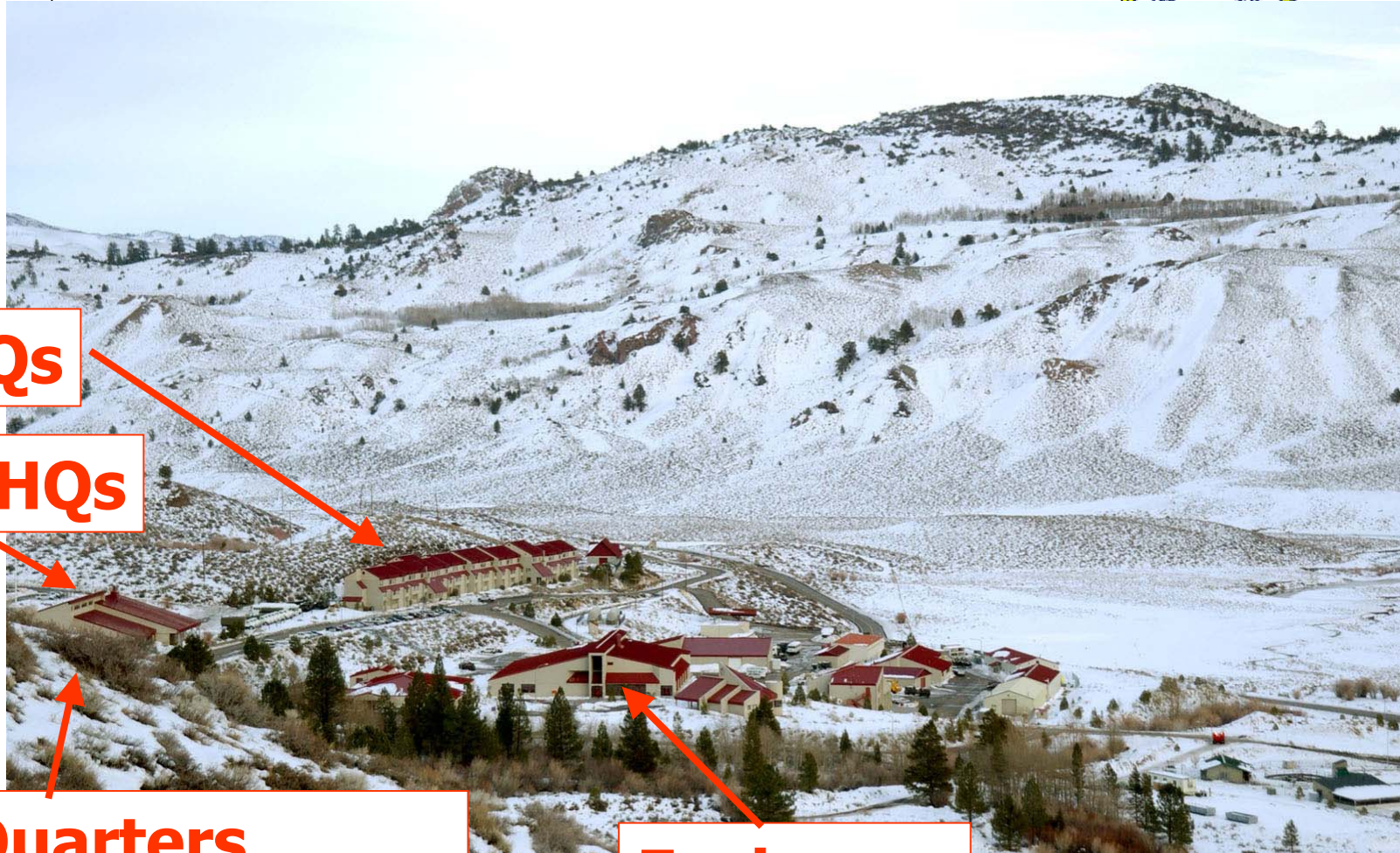
**Mountain Warfare  
Training Center**







# Upper Base Camp (Winter)



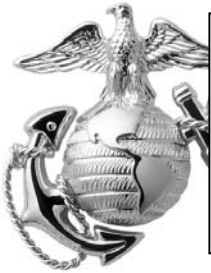
**BOQs**

**Main HQs**

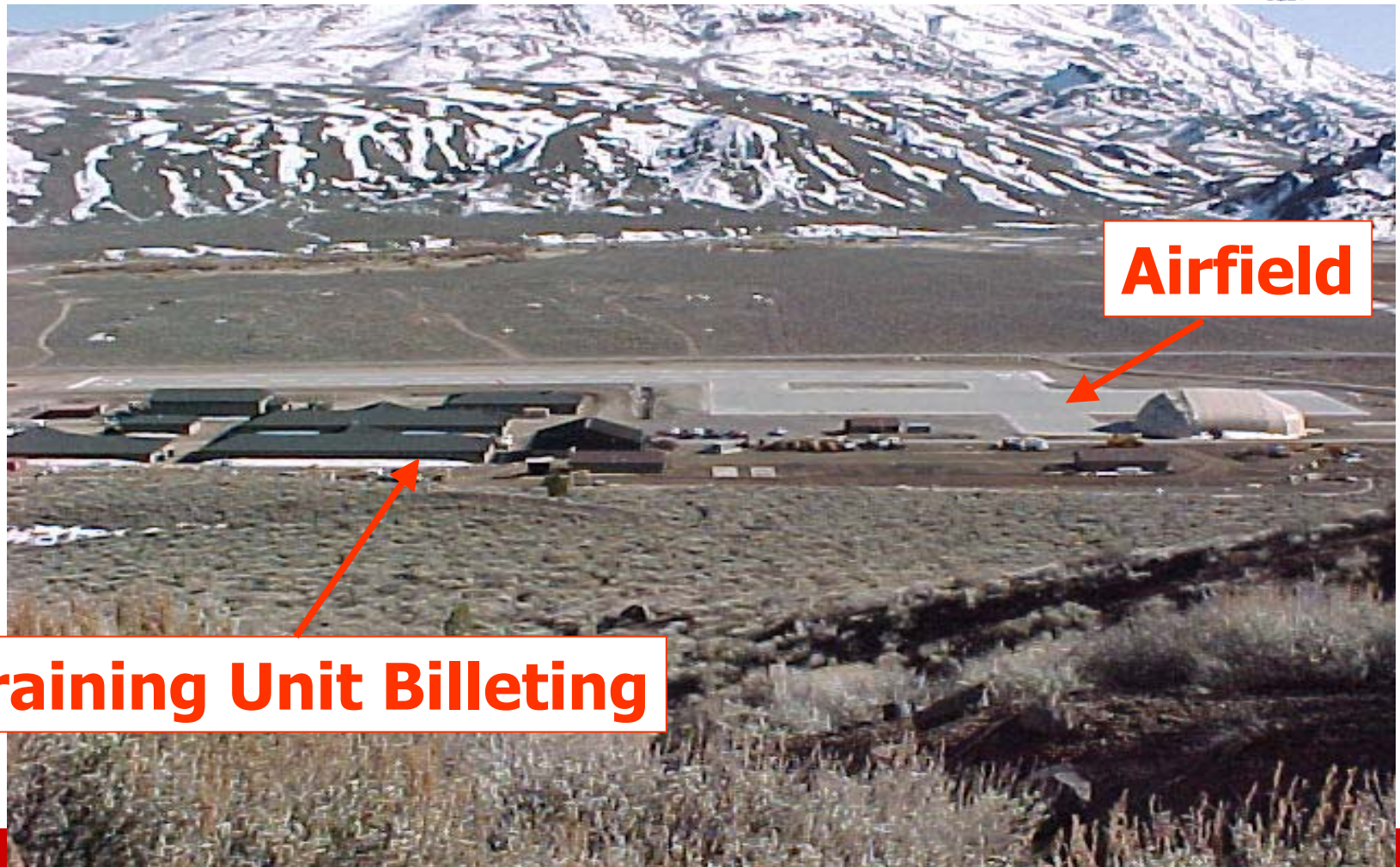
**CO's Quarters  
Masked By Hill Here**

**Exchange**





# Lower Base Camp (Spring)



**Training Unit Billeting**

**Airfield**



# MCMWTC Bridgeport

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**Commanding Officer's Quarters**





# MCMWTC Bridgeport

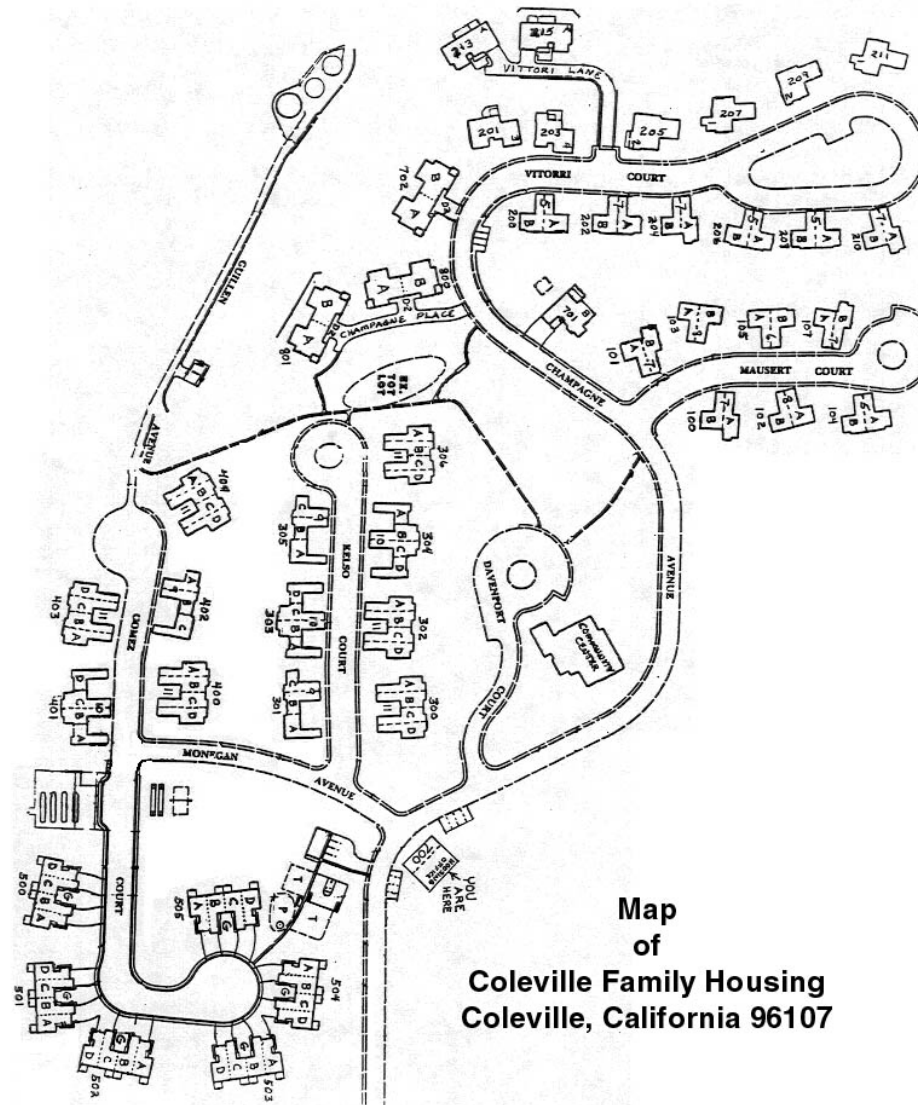
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**Commanding Officer's Quarters**



## Marine Corps Mountain Warfare Training Center



Map  
of  
Coleville Family Housing  
Coleville, California 96107





# Coleville Housing Complex

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**Staff Nco Quarters**



**Field Grade Officer Quarters**  
(Handicap Adaptable)  
4 Bedroom







# Coleville Housing Complex

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# Coleville Housing Complex

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# Coleville Housing Complex

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**Water Treatment Plant**



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# MARINE CORPS BASE QUANTICO OVERVIEW





# MCB Quantico



## Proposed PPV Housing



# MCB Quantico

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**Total Housing Units: 11**

**Built: 1920**

**Last Renovated: 1986 – 2000**

**Grade: Officer 07+**

**Size: 3 – 4 Bedrooms**

**Average Sq. Ft.: 3,236**

**Neville Road General Officer  
Quarters**



# MCB Quantico

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**Total Housing Units: 336**  
**Built: 1952**  
**Last Renovated: 1978 – 1982**  
**Grade: Enlisted E1 – E5**  
**Size: 2 – 4 Bedrooms**  
**Average Sq. Ft.: 1,540**

## Thomason Park





# MCB Quantico

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**Total Housing Units: 9**

**Built: 1940**

**Last Renovated: 1983**

**Grade: Enlisted E3 – E5**

**Size: 2 Bedrooms**

**Average Sq. Ft.: 1,395**

**1100 Block**  
**(similar in size and style to 45 Units in Chamberlain Village)**



# MCB Quantico

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**Total Housing Units: 77**

**Built: 1957/1958**

**Last Renovated: 1985**

**Grade: Officer O1 – O3**

**Size: 2 - 3 Bedrooms**

**Average Sq. Ft.: 1,478**

**300 Block**





# MCB Quantico

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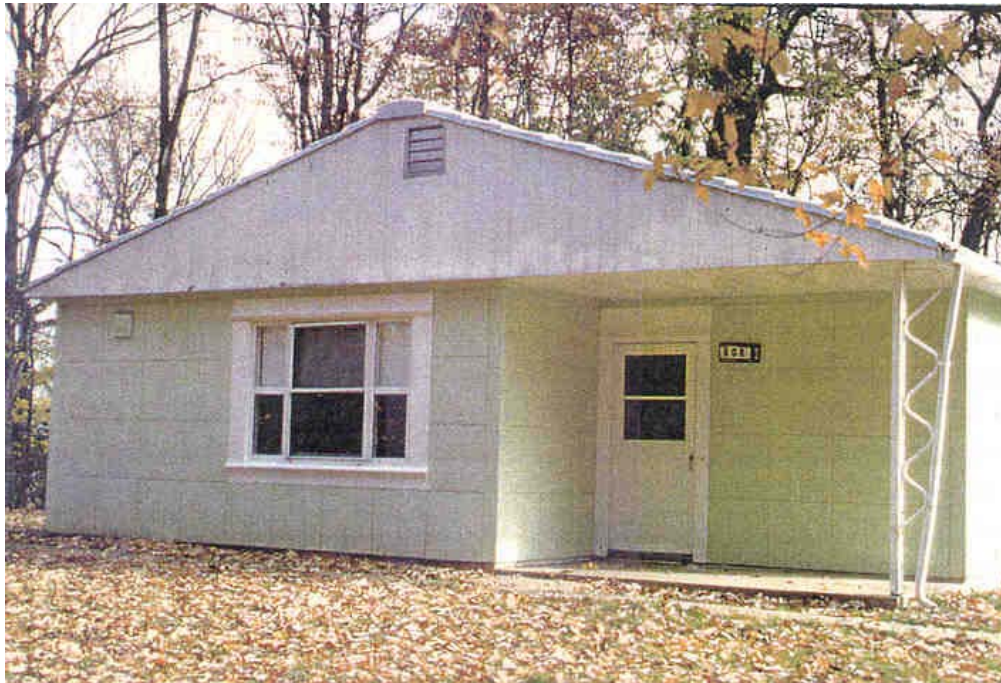
**Total Housing Units: 446**  
**Built: 1961 – 1962**  
**Last Renovated: 1988 – 1990**  
**Grade: Officer O1 – O5**  
**Enlisted E6 – E9**  
**Size: 3 – 4 Bedrooms**  
**Average Sq. Ft.: 1,426**

**Lyman Park**



# MCB Quantico

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**Total Housing Units: 60**

**Built: 1949**

**Last Renovated: 1984**

**Grade: Enlisted E1 – E9**

**Size: 2 – 3 Bedrooms**

**Average Sq. Ft.: 1,290**

**Argonne Hills and Geiger Ridge Lustrons**



# MCB Quantico

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**Total Housing Units: 210**

**Built: 1936 - 1939**

**Last Renovated: 1984 - 1999**

**Grade: Officer O1 – O5**

**Enlisted E4 – E5**

**Size: 2 – 3 Bedrooms**

**Average Sq. Ft.: 1,340**

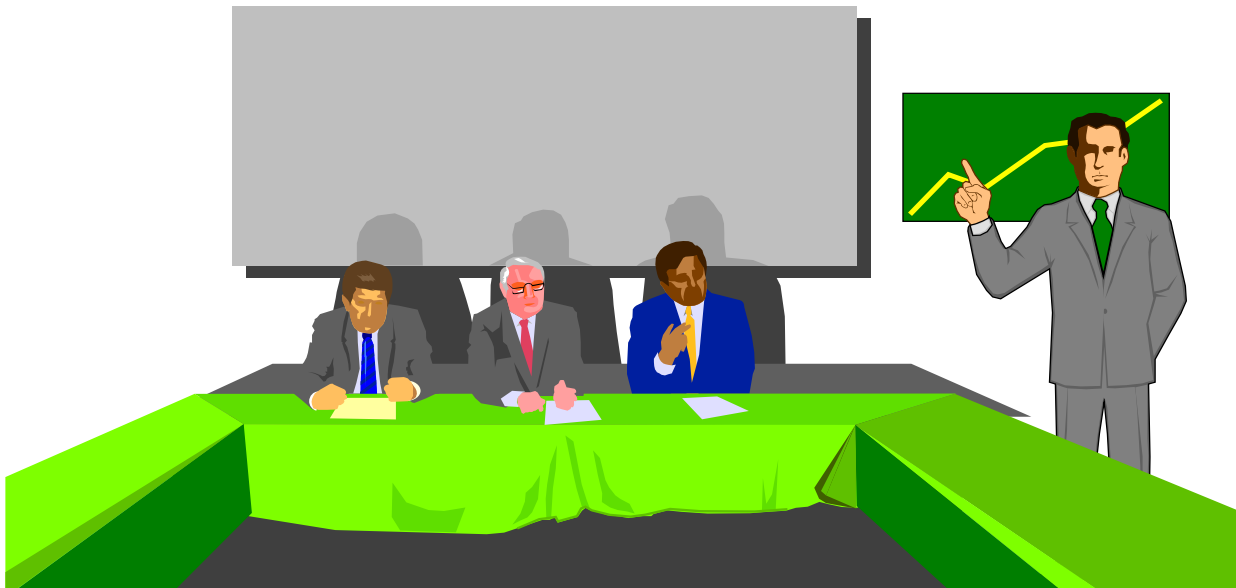
**Lettered and 2000 Block Apartments**





# Questions & Answers

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# Closing Remarks

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- **Closing Statements**
  - **Thank you for attending today and for your interest in housing for military families**




# NAVFAC PPV Website



Navy & Marine Corps Housing PPV - Public Private Ventures - Microsoft Internet Explorer

File Edit View Go Favorites Address http://www.hsgnavfac.com/ppv/ Edit



**Public Private Ventures** NAVY & MARINE CORP HOUSING FH BH PPV Select PPV Pages Here

  
New Orleans LA

**HOUSING INTRANETS**  
Family Housing  
Bachelor Housing

**HOUSING WWW SITES**  
Family Housing  
Bachelor Housing  
Public Private Ventures

**WWW SITES**  
Use one of two search methods:  
Select Area OR  
Text Search GO

 *Welcome to the*  
**PPV Home Page**  
*today is...*   
Friday, February 16, 2001

Welcome to the PPV Web Site ...Our updated site fea

Main Menu	Projects
<ul style="list-style-type: none"><li>Recent News</li><li>Upcoming Events</li><li>Program Overview</li><li>Program Details</li><li>Briefings</li><li>Policy / Guidance</li><li>FAQs</li><li>Links</li><li>Contacts</li><li>Feedback</li></ul>	<p>Navy Projects</p> <p>Marine Projects</p> <p><b>Info For .MIL Users Only:</b> Status Files</p>

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Page Updated 30 January, 2001

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## Other Addresses

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- E-Sol: [www.esol.navfac.navy.mil](http://www.esol.navfac.navy.mil)  
**N68711-03-RP-01M02**
- NAVFAC PPV: [www.hsgnavfac.com](http://www.hsgnavfac.com)